



City of Santa Barbara
Building & Safety Division
TEA FIRE REBUILD
Updated 3/11

Community Development
630 Garden Street
805-564-5485

Requirements to qualify as a **rebuild** project:

1. Replacement of the structure is proposed pursuant to approved plans in our archives and permit files.
2. No changes to the footprint, placement or size (square footage) of the residence.
3. Special circumstances to be resolved with determination that project qualifies as rebuild (ie, no archive plans, discrepancies, minor changes).

If you meet these requirements, you will be allowed to reconstruct your home as it was under an expedited review process:

1. Expedited plan check
2. Administrative or "Consent" Single Family Design Review Board (SFDB).
3. "Reconstruction of Damaged Non-Conforming Structures" Ordinance will apply. (28.87.038 – copy on reverse side)

Building Code Requirements:

1. Structures built under the 2001 edition of the California Building Code will be allowed to be rebuilt under that code.
2. Structures built under a code edition prior to the 2001 edition, will be required to meet the current California Residential Code.
3. ALL rebuild projects shall meet the current "High Fire Hazard Area" construction and the amended "Undergrounding of Utilities" requirements.

Process:

STEP 1 - Obtain a "Demolition/Debris Clearance/Erosion Control" Permit

Minimum 8 ½" x 11" plans showing property outline and footprint of structure,
Location of erosion control measures,
Identify waste hauling company/contractor,

If concrete slab and footings are to be removed, determine that archived plans are available to showing the location and details of the slab/foundation. (See next step)

STEP 2 – Determine that plans are available to qualify for reconstruction. Contact the Records/Archives Section at 630 Garden St to review archived plans and files.

STEP 3 – If you are going to re-use the existing slab/footings, you will need to get them tested by a testing agency to determine that the concrete and all anchor bolt and hold-down's are suitable for re-use.

STEP 4 - Make application for SFDB review of your project to rebuild your house.

STEP 5 – After receiving SFDB approval, make application to the Building Division for your permit.

28.87.038 Reconstruction of Damaged Nonconforming Structures.

A. Nonresidential Structures. (Not included in handout)

B. Residential Structures. Any nonconforming building or structure used for residential purposes, which is damaged or destroyed by fire, flood, wind, earthquake or other calamity or act of God or the public enemy may be restored or rebuilt and the occupancy and use may be continued or resumed provided the following conditions are met:

1. The amount of inside space (square footage) shall not be greater than the amount which existed in the damaged or destroyed buildings;

2. The number of dwelling units shall be not greater than the number existing prior to the damage or destruction;

3. In R-3, R-4, R-O, C-1, C-2, and C-M zones, the number of bedrooms per dwelling unit shall not be greater than the number existing prior to the damage or destruction;

4. The building setbacks shall not be less than those which existed prior to the damage or destruction;

5. The number of parking spaces shall be no less than the number of parking spaces in existence prior to the damage or destruction;

6. The building, plot and landscaping plans shall be reviewed and approved by the Architectural Board of Review, or the Historic Landmarks Commission if the property is located within El Pueblo Viejo Landmark District or another landmark district or if the structure is a designated City Landmark, or the City Council on appeal, if such review would normally be required, except as allowed in this Section;

7. Any such reconstruction, restoration or rebuilding shall conform to all applicable adopted Uniform Codes in effect at the time of reconstruction, unless otherwise excused from compliance as a historic structure, pursuant to the Uniform Code for Building Conservation;

8. All permits required under the California Building Code as adopted and amended by the City shall be obtained. The Community Development Director or designee shall review and determine prior to issuance of said permits that the plans conform to the above;

9. Plans existing in the City's archives shall be used to determine the size, location, use, and configuration of nonconforming buildings and structures. Notwithstanding anything to the contrary above, if a property owner proposes to rebuild the building or structure in accordance with the City's archive plans, a building permit shall be the only required permit or approval. However, any exterior alterations shall be subject to design review, if such review would normally be required by the Santa Barbara Municipal Code. If plans do not exist in the City's archives, the City shall send a notice to all owners of property within 100 feet of the subject property, advising them of the details of the applicant's request to rebuild, and requesting confirmation of the size, location, use, and configuration of the nonconforming building that is proposed to be rebuilt. The public comment period shall be not less than 10 calendar days as calculated from the date that the notice was mailed.

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10. The building permit for the reconstruction, restoration or rebuilding must be issued within three (3) years of the occurrence of the damage or destruction. (Ord. 5503, 2009; Ord. 5451, Section 5, 2008; Ord. 5072, 1998; Ord. 4851, 1994; Ord. 3916, 1977; Ord. 3915, 1977; Ord. 3710, 1974.)